

1 **MINUTES OF MEETING**

2 **THE DISTRICT**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of The District Community Development District
5 was held on Thursday, August 19, 2021 at 11:00 a.m. at 602 Shetter Avenue, Jacksonville Beach, FL.

6 **FIRST ORDER OF BUSINESS – Call to Order**

7 Ms. Thibault called the meeting to order and conducted roll call.

8 Present and constituting a quorum were:

9 Art Lancaster	Board Supervisor, Chairman
10 John Dodson	Board Supervisor, Vice Chairman
11 Jay Dodson	Board Supervisor, Assistant Secretary

12 Also present were:

13 Patricia Thibault (<i>via phone</i>)	District Manager, DPGF Management & Consulting
14 Sarah Sandy	District Counsel, Hopping Green & Sams
15 Bill Schilling	District Engineer, Kimley-Horn & Associates, Inc.
16 Josh Cockriel	Kimley-Horn & Associates, Inc.

17 *The following is a summary of the discussions and actions taken at the August 19, 2021 The District CDD*
18 *Board of Supervisors Regular Meeting.*

19 **SECOND ORDER OF BUSINESS – Administration Matters**

20 A. Audience Comments on Administrative Matters (*limited to 3 minutes per individual for*
21 *administrative agenda items*)

22 There being none, the next item followed.

23 B. Exhibit 1: Consideration for Approval – Regular Meeting Minutes, May 17, 2021

24 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
25 approved the Minutes of the Board of Supervisors Regular Meeting held on May 17, 2021, for The District
26 - A Community Development District.

27 C. Exhibit 2: Consideration for Acceptance – the Unaudited June 2021 Financial Statements &
28 Purchase Order Report

29 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
30 accepted the Unaudited June 2021 Financial Statements & Purchase Order Report for The District - A
31 Community Development District.

32 **THIRD ORDER OF BUSINESS – Business Matters**

33 A. Audience Comments on Business Matters (*limited to 3 minutes per individual for business matters*
34 *agenda items*)

35 There being none, the next item followed.

36 B. Exhibit 3: Presentation & Acceptance of FY 2020 Audited Annual Financial Report

37

38 On a MOTION by Mr. John Dodson, SECONDED by Mr. Lancaster, WITH ALL IN FAVOR, the Board
39 accepted the FY 2020 Audited Annual Financial Report, for The District - A Community Development
40 District.

41 C. Exhibit 4: Consideration & Adoption of **Resolution 2021-18**, Resetting Budget Public Hearing
42 Ms. Thibault advised that the Resolution reset the budget public hearing for August 19, 2021.

43 On a MOTION by Mr. John Dodson, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
44 adopted **Resolution 2021-18**, Resetting Budget Public Hearing, for The District - A Community
45 Development District.

46 D. Exhibit 5: Consideration & Adoption of **Resolution 2021-19**, Setting Meeting Dates, Times, &
47 Location for FY 2022
48 Ms. Thibault stated that the location would remain the same, with meetings to take place on the
49 third Monday of the month, at 1:30 p.m.

50 On a MOTION by Mr. John Dodson, SECONDED by Mr. Lancaster, WITH ALL IN FAVOR, the Board
51 adopted **Resolution 2021-19**, Setting Meeting Dates, Times, & Location for FY 2022, for The District - A
52 Community Development District.

53 **E. Fiscal Year 2021-2022 Budget Public Hearing**

54 ➤ Open the Public Hearing

55 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
56 approved the opening of the Fiscal Year 2021-2022 Budget Public Hearing for The District - A Community
57 Development District.

58 ➤ Exhibit 6: Presentation of FY 2022 Budget

59 Ms. Thibault stated that there was a slight increase from the previous fiscal year, from
60 construction accounting, insurance, and required bond documents.

61 ➤ Public Comments

62 Mr. Lancaster asked whether the budget numbers had been reviewed by Preston Hollow
63 Capital, which Ms. Thibault confirmed.

64 ➤ Close the Public Hearing

65 On a MOTION by Mr. John Dodson, SECONDED by Mr. Jay Dodson, WITH ALL IN FAVOR, the Board
66 approved the closure of the Fiscal Year 2021-2022 Budget Public Hearing for The District - A Community
67 Development District.

68 **F. Exhibit 7: Consideration & Adoption of Resolution 2021-20, Adoption of FY 2022 Budget**

69 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
70 adopted **Resolution 2021-20**, Adoption of FY 2022 Budget, for The District - A Community
71 District.

72 **G. Exhibit 8: Consideration of FY 2022 Budget Funding Agreement**

73 Ms. Sandy advised that the agreement allowed for the developers involved with the District to
74 directly fund actual expenses of the District, in lieu of being levied assessments based on projected
75 expenses.

76 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
77 accepted the FY 2022 Budget Funding Agreement, for The District - A Community Development District.

78 H. Consideration of RFP Proposal for Phase 3 – CRA Project (Parks, Riverwalk, Trail, Boardwalk, &
79 Roadways)

80 Mr. Schilling stated that the advertised due date on the RFP had originally been set for August 6,
81 but had been extended to August 16, and that only one proposal had been received. Ms. Sandy
82 presented a memorandum advising as to a number of reasons that may disqualify the proposal, and
83 Mr. Schilling stated that Kimley-Horn concurred. Discussion ensued among Board members.

84 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
85 rejected the J.B Coxwell Contracting Inc.'s Proposal for the CRA Project dated August 16, 2021, for failure
86 to submit a responsive proposal, for reasons provided by District Counsel's memorandum dated August 19,
87 2021, for The District - A Community Development District.

88 I. Consideration of RFP Proposal for Phase 3 – CDD Project (Roadways, Stormwater, Utilities,
89 Landscaping, & Other Infrastructure)

90 Ms. Sandy advised that only one proposal had been received for the CDD project, and similarly
91 exceeded the budget. Ms. Sandy noted a memorandum outlining similar reasons that may disqualify
92 the submitted proposal. Discussion ensued among Board members.

93 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
94 rejected the J.B Coxwell Contracting Inc.'s Proposal for the CDD Project dated August 16, 2021, for failure
95 to submit a responsive proposal, for reasons provided by District Counsel's memorandum dated August 19,
96 2021, for The District - A Community Development District.

97 Following the motion, Ms. Sandy advised that The District CDD had a number of options for next
98 steps, such as going through the RFP process again or directly negotiating contracts with
99 contractors.

100 On a MOTION by Mr. Lancaster, SECONDED by Mr. John Dodson, WITH ALL IN FAVOR, the Board
101 approved authorizing the Chair to work with District staff to move forward with direct negotiation with
102 contractors for Phase 3 work with the CRA and CDD Projects, for The District - A Community
103 Development District.

104 **FOURTH ORDER OF BUSINESS – Staff Reports**

105 A. District Manager

106 Ms. Thibault stated that she had nothing further to report.

107 B. District Counsel

108 Ms. Sandy stated that she had nothing further to report.

109 C. District Engineer

110 Mr. Schilling gave updates on the parking lot progress, stating that he expected completion within
111 the 30-day window specified.

112 **FIFTH ORDER OF BUSINESS – Supervisors Requests**

113 There being none, the next item followed.

114 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business – (limited to 3 minutes per**
115 *individual for non-agenda items)*

116 There being none, the next item followed.

117 **SEVENTH ORDER OF BUSINESS – Adjournment**

118 Ms. Thibault asked for final questions, comments, or corrections before requesting a motion to
119 adjourn the meeting. There being none, Mr. John Dodson made a motion to adjourn the meeting.

120 On a MOTION by Mr. John Dodson, SECONDED by Jay Dodson, WITH ALL IN FAVOR, the Board
121 adjourned the meeting for The District – A Community Development District.

122 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
123 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
124 *including the testimony and evidence upon which such appeal is to be based.*

125 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
126 **meeting held on October 18, 2021.**

127



Signature

Jacquelyn Leger

Printed Name



Signature

ARTHUR E. LANCASTER

Printed Name

128 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman